NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018
(Expires 1-31-2009)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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1. Name of Property

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historic name Kingsley Grist Mill Historic District

other names/site number Vermont Historic Sites & Structures Survey #1105-9

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2. Location

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street & number East Street and Gorge Road not for publication n/a
city or town Clarendon vicinity n/a
state Vermont code VT county Rutland code 021 zip code 05759

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally X statewide X locally. (___See continuation sheet for additional comments.)

Suzanne C. Jamele National Register Specialist 9-24-07
Signature of certifying official Date

Vermont State Historic Preservation Office
State or Federal Agency or Tribal government

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

_____

Signature of commenting official/Title Date

_____

State or Federal agency and bureau

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4. National Park Service Certification

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I, hereby certify that this property is:

____ entered in the National Register _____ _____
___ See continuation sheet.

____ determined eligible for the _____ _____
National Register
___ See continuation sheet.

____ determined not eligible for the _____ _____
National Register

____ removed from the National Register _____ _____

____ other (explain): _____

_____ _____ _____
Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- [X] private
- [X] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property (Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property

Contributing	Noncontributing	
4	1	buildings
2	0	sites
2	0	structures
0	0	objects
8	1	Total

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

n/a

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
INDUSTRY	manufacturing facility
AGRICULTURE	storage
AGRICULTURE	outbuilding
DOMESTIC	single dwelling
LANDSCAPE	natural feature
PROCESSING	waterworks
TRANSPORTATION	road-related

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
DOMESTIC	multiple dwelling
LANDSCAPE	natural feature
LANDSCAPE	object
TRANSPORTATION	road-related

7. Description

Architectural Classification (Enter categories from instructions)

Federal
Queen Anne
Other: Grist Mill

Materials (Enter categories from instructions)

foundation stone
roof slate
walls weatherboard
other asphalt

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a

master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Agriculture
Transportation
Community Planning & Development
Engineering

Period of Significance 1778-1935

Significant Dates 1778
1882

Significant Person (Complete if Criterion B is marked above)
Powers, Nichols Montgomery
Horton, Timothy K.

Cultural Affiliation n/a

Architect/Builder Powers, Nichols Montgomery
Horton, Timothy K.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
_X_ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other
Name of repository: Clarendon Town Hall

10. Geographical Data

Acreage of Property ±3

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	666446E	4820861N	3			
2				4			

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Devin Colman/Owner

organization Colman Consulting date June 25, 2007

street & number 68 Ethan Allen Parkway telephone 802-264-9808

city or town Burlington state VT zip code 05408

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)
name Ronald & Linda Evans

street & number 2964 East Street telephone 802-773-8277

city or town Clarendon state VT zip code 05759

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

Narrative Description

The Kingsley Grist Mill Historic District consists of the historic resources related to and surrounding the Kingsley Grist Mill in Clarendon, Vermont. Located on the Mill River in south-central Vermont, the historic district includes resources dating from the late 18th to the late 19th centuries. The district contains eight contributing resources and one non-contributing resource. A steep embankment parallel to the Mill River divides the district into two main sections. Located at the top of the embankment are the Crary/Kingsley House (c. 1778), the Horse Barn (c. 1885), and the Grain Storage & Repair Shop (c. 1885). The former Shrewsbury-Clarendon Road runs along the base of the embankment. Between the former Shrewsbury-Clarendon Road and the Mill River are the Kingsley Grist Mill (c. 1882), Mill Dam Ruins (c. 1882) and Carding Mill Foundation (c. 1885). At the western edge of the district the Kingsley Covered Bridge (c. 1870) spans the Mill River from the top of the embankment southward to the opposite shore. The Kingsley Grist Mill Historic District is an excellent example of a small, private residential and industrial complex and its historic resources retain their integrity of location, materials, workmanship, feeling, association, setting and design.

The Town of Clarendon is located approximately six miles south of the City of Rutland. The varying terrain is crossed by several small streams and rivers, including Otter Creek, Tinmouth River, Cold River, and Mill River. A two-mile stretch of the Mill River once provided an abundant source of waterpower for at least a dozen mills. The area surrounding the district is sparsely populated and rural in character, with the exception of the Rutland State Airport located immediately northwest of the district. The district is bounded to the north by Gorge Road (historically referred to as Bird Road and Mill River Road) and Airport Road (historically referred to as Rutland & Ludlow Road), to the west by East Street, and to the south by the Mill River. The eastern district boundary is the existing property

line between the Kingsley Grist Mill Historic District and the adjacent church property.

Description of resources in the Kingsley Grist Mill Historic District

The properties in this section are identified as follows: the principal structure is listed first, with the historic name in **bold letters**, followed by the date of construction, classification as a contributing or non-contributing resource, and the street address (if applicable). Related secondary structures, if any, are described following the description of the primary structure. Historic property names and uses are based on information obtained from Ron Evans, property owner. Architectural descriptions are based on field research conducted by Devin Colman on May 24, 2007, and the Vermont Division for Historic Preservation/Historic Sites and Structures Survey for the Kingsley Grist Mill Historic District.

1. **Kingsley Grist Mill**, c. 1882, contributing

Designed by Nichols Powers, the Kingsley Grist Mill is a three-and-one-half story structure with a full basement and cupola. The building rests on a laid-up stone foundation. The gable roof has broad raking eaves and a large cupola centered on the ridge. A two and one-half story, gable roof wing projects from the east elevation. In the early 1900s a slate roof was laid on top of the original cedar shake roof. The slate roof was fully repaired in 1996 with the addition of standing-seam copper flashing. Windows throughout the mill are original 6/6 or 9/6 double hung sash with simple drip molds. The structure is clad with novelty siding and has flat corner boards. The north elevation of the main block has a full-width entry porch at grade level, and the third and fourth levels each have a single 6/6 window. The west elevation has a central plank door and one 6/6 window on the first level and three evenly spaced 9/6 windows on the second level. The south elevation has five 6/6 windows on the first

level, above which a large porch has been cantilevered. The porch is accessed from the second level by a door flanked by two windows in the main mill building. A modern door opening in the east annex also accesses the porch, and is flanked by a modern bay window and a small window. The east wing projects from the east elevation of the main mill building. The upper two floors of the east wing are suspended by iron rods from the roof trusses, as opposed to being supported from below by posts. This unique design feature saved the mill from destruction in the 1927 flood, when floodwaters washed out the lower level walls of the east wing. Because these walls were not actually supporting the structure above them, the east wing was able to remain intact while the floodwaters flowed through the basement of the mill. The south elevation of the east wing has a half-width entry porch, a single entry door, and one window. The west elevation of the east wing is built into the hillside, with a single window on the first level and a single window in the gable. The lower level has a plank door accessing the basement level and a single window.

The layout of the Kingsley Mill and its mechanical systems are based on the designs of Oliver Evans (1755-1819), who revolutionized the milling process with the publication of his book, *The Young Mill-Wright and Miller's Guide*, in 1795. Evans' automated milling machinery shortened the milling process, required less space, and could be manned by a single miller.

The site upon which the mill sits plays an essential role in the structure's ability to withstand repeated flooding. The Mill River diverges just east of the mill, allowing floodwaters to flow away from the mill across a one hundred twenty-five foot wide spillway. As a result, the mill survived a 1973 flood in which the water rose six feet above the foundation. Measuring eight feet thick at their base, the massive stone ledge foundation walls are pinned into the bedrock of the riverbank and rise eighteen feet above the low water mark for the turbine discharge. A three-foot diameter penstock descended along the

north shore of the Mill River from the milldam and entered the east side of the foundation. The water channeled through the penstock powered a vertical tub-wheel turbine housed in a sub-basement measuring approximately fifteen feet wide and twenty feet long by fifteen feet deep. In later years the turbine also operated the first electric generator in Clarendon. The flood of 1927 did significant damage to the penstock and turbine, although remnants of each are still intact inside the lower level of the mill. Other mill equipment, including cracking machines, an original Evans elevator belt, the main wood grinding stone drive wheel and its harness also remain in place. A late nineteenth century grain-bagging machine, mounted just above the high water mark of the 1927 flood, also remains intact.

Above its stone foundation the Kingsley Grist Mill rises three-and-one-half stories to a height of nearly ninety-five feet above the Mill River. Grinding took place on the second level, where the millstones and cracking machinery remain in place today. The ceiling of the second level is constructed of thirty-foot long hemlock beams measuring 10" x 12" each, which were necessary to support the weight of the grain bins on the third and fourth levels. Grain chutes from the upper levels to the second level remain intact. The grain bins on the third and fourth levels are constructed of 2" x 5" hemlock beams, stacked and nailed into solid wood walls. The bins remain partially intact today; approximately sixty percent of the upper bin walls was reportedly removed by local residents over the years and used for new building projects. The sifting process took place on the fifth level of the mill, just below the cupola. The sifter, which remains intact, was mounted at an angle and spun to create a variety of flour products for sale to local merchants and farmers. The cupola, accessed by a ladder, was added by Powers to vent the heat generated by the friction of the milling process and prevent spontaneous combustion of the grain. Each face of the cupola has a single, 6/6 double hung window.

2. **Crary/Kingsley House**, c. 1778, c. 1835 addition, contributing, Gorge Road

The Crary/Kingsley House is a 5 x 3 bay, two-and-one-half story, side gable, Federal style residence with a central stair plan. Clad with wood clapboards, the post-and-beam structure rests on a stone foundation and has an asphalt shingle roof. The shallow-molded, unadorned cornice begins immediately above the second story windows and has modest cornice returns on each gable end. Narrow corner boards frame the structure. The front door, centered on the east elevation, is framed by narrow pilasters supporting an entablature and ¾ length sidelights. It is flanked by paired, 2/2 double-hung windows. The symmetry of the front elevation is maintained on the second story by a single, 2/2 double-hung window located directly above the front door and flanked by paired, 2/2 double-hung windows. A c. 1960 exterior cement-block chimney bisects the north elevation. The first level has a shallow bay window with a hipped roof and two, 2/2 double hung windows. The second level has three, 2/2 double hung windows and two, 1/1 double hung windows in the gable. Short lengths of clapboard siding on the right side of the north elevation indicate the original location c. 1778 front door. The west elevation has three windows on each level. Most are 2/2 double hung sash, except for two on the first level that are replacement sash and one 12/8 double hung window on the second level that is the last remaining c. 1778 window in the building. A single-story, shed roof addition projects from the south elevation. A small gabled portico shelters the entry door on the west elevation of the addition.

The west half of the house was built c. 1778 by Nathaniel Crary, as evidenced by the hand-hewn timbers used in its construction. Crary's house was a gable front, two-story, sidehall plan residence with an entrance on the north elevation. In c. 1835 the house was expanded into its present form with a large addition to the east elevation. This changed the layout of the

house from the original gable front, sidehall plan to a side gable, central stair plan and relocated the main entrance to the center of the east elevation. The first story of the house has hardwood floors and hemlock ceiling beams. Interior walls are wood lathe and horsehair plaster construction, and c. 1835 birch log rafters with the bark still on them support the roof. Remnants of the original chimney remain within the attic floor joists.

The 1914 Sanborn Fire Insurance Map indicates that the front (east) elevation of the house originally had a one-story, full-width entry porch that was removed c. 1960. Projecting from the center of the west elevation was a long and narrow, one-story wing that extended across the existing courtyard almost to the east elevation of the Horse Barn. This wing has since been removed.

3. **Horse Barn**, c. 1885, contributing, Gorge Road
The Horse Barn is a two-and-one-half story, gable-front, Queen Anne style structure. Centered on the ridgeline is a cupola with paired louvered vents on each side and a steeply pitched, pyramidal hipped roof topped by a weathervane. Clad with wood clapboards, the wood-frame structure sits on a modern, reinforced concrete foundation and has a modern asphalt shingle roof. Except as noted, all of the windows and doors are original. Centered on the north elevation is a large, interior-mounted sliding barn door. This door was originally flanked by single, double-hung windows, although in the late 20th century one window was converted into a doorway. On the second level the door to the haymow is centered above the sliding barn door and flanked by two small, double-hung windows also added in the late 20th century. The gable peak has a single, 2/2 double hung window. A steeply pitched, pyramidal hipped entry roof shelters a side door on the east elevation. The front (north) elevation gable peak features a quarter-circle spindle work bracket. The partially collapsed west elevation wall was completely rebuilt in 1987. On the south elevation, the first level features five

small, fixed windows with molded hoods that originally opened into the horse stalls inside the barn. A small, modern wooden porch projects from the second level and is supported by two wooden posts. There is a 1/1 double hung window with a molded hood in the gable peak.

The 1914 Sanborn Fire Insurance Map indicates that attached to the west elevation of the Horse Barn was a small, one-story wing. Attached to the northwest corner of this wing was a one-and-one-half story grain storage house with a one-story wing on its west elevation. Directly south of the Horse Barn stood another one-story structure, although its use is not identified. All of these structures have since been removed.

4. **Grain Storage & Repair Shop**, c. 1885, contributing
Designed by Nichols Powers, the Grain Storage & Repair Shop is a two-story, gable roof structure built into the steep hillside between the Kingsley Grist Mill on the lower level and the Horse Barn and Crary/Kingsley House on the upper level. The wood clapboard building sits on a stone foundation and is pinned to the bedrock with iron rods. It has a c. 1900 slate roof applied over the original cedar shake roof and open eaves. The south elevation rises a full two stories, with grain storage on the lower level and a repair shop on the upper level. At the base of the south elevation, just above the foundation, three wooden chutes project from the wall. These chutes connect to three grain bins inside the building and were used to fill wagons that pulled up alongside the building on the Shrewsbury-Clarendon Road (#9). Above the chutes are two small, 1/1 double hung windows. On the second level of the south elevation is a 1/1 double hung window flanked by narrow 1/1 double hung windows. The center window was originally a larger opening that provided access for a conveyor belt connected to the mill. When grain or machinery for repair needed to be moved to and from the mill, a conveyor belt was mounted in this opening and terminated at the lowest level of the mill's west entrance. The slightly projecting south gable peak shelters a single, 1/1 double hung

window.

The upper level is accessed from the north elevation and originally served as a repair shop to fix damaged milling equipment on-site. It also served as an access point for wagons to deposit loads of grain in to the three grain bins on the lower level. When the large, interior-mounted sliding door is opened exactly twenty-four inches it provides simultaneous access to all three bins. The sliding door is flanked by an entry door and a small, one-light window. A vertical wood plank door in the north gable provides access to the attic. A deck and privacy screen were added to the north elevation in 1998. Today the upper level is used as an apartment.

5. **Milldam Ruins**, c. 1882, contributing
Just north of the Kingsley Grist Mill are the remains of the milldam that once crossed the Mill River and provided a consistent source of waterpower for the Kingsley Grist Mill. The 1927 flood destroyed the timber-crib milldam, leaving only a stone wall on the north shore of the Mill River intact. This stone wall supported a three-foot diameter penstock that descended from the millpond into the base of the grist mill along the north bank of the Mill River. Only a small section of the penstock remains intact inside the lower level of the mill; the rest of the penstock was destroyed in the 1927 flood.

Timber crib dams were relatively simple and inexpensive to build in areas with plentiful timber resources, such as Clarendon. A V-shaped groove cut into the bedrock across the width of the Mill River (still visible today) formed the base of the dam. Perpendicular to the groove large logs were spaced six to eight feet apart, with their top ends notched into the groove. Upon these a line of large logs was placed end-to-end, followed by another tier of logs angled slightly higher than the previous level. This process was repeated until a wedge, higher downstream than upstream, was formed to hold back the flow of the Mill River and create a millpond. The topmost layer of the timber crib dam was covered with wood planks, closely fit and

chinked with moss or cedar bark. This made the dam watertight, preventing water from simply flowing through the open timber crib framework.[1]

6. **Kingsley Covered Bridge**, c. 1870, contributing
The Kingsley Covered Bridge was individually listed on the National Register of Historic Places in 1974. The following description, written by historic preservation consultant Hugh H. Henry, is from the 1974 nomination:

> "The Kingsley Covered Bridge consists of a single span supported by two flanking timber Town lattice trusses. Iron tie-rods extend from three upper corners of the trusses to the riverbank below, intended to provide lateral support. The abutments have been rebuilt or faced with concrete. The bridge is 121 feet long and 17.5 feet wide, with a 14-foot roadway. The wood floor begins 10.5 feet inside the north portal and 8.5 feet inside the south portal. On the exterior, the large planks pegged together diagonally to form the trusses (and side walls) of the bridge
> are sheathed with flush boards hung vertically. Similar siding
> protects the ends of the trusses immediately inside the portals. There are no windows or intentional openings in the side walls. The gable ends are flat, and are also sheathed with flush vertical boards."

The gable roof is now covered with standing-seam sheet metal, and in 1983 the bridge was re-built and restored to its present condition.

The Kingsley Covered Bridge was built by local carpenter Timothy K. Horton (1814-1896) and is the only remaining covered wood bridge in the Town of Clarendon. A well-known and respected builder, Horton also constructed the Clarendon Town Hall in 1868, a parsonage for the Brick Church on the Flats, and

numerous houses and barns in Clarendon area. Horton also built the Billings Bridge across Otter Creek, but arsonists destroyed it in 1952.[2]

7. **Carding Mill Foundation**, c. 1825, contributing
The only remnant of the Carding Mill is the east foundation wall built of fieldstone. The 1914 Sanborn Fire Insurance Map identifies the Carding Mill as a one-and-one-half story "Shed". The 1927 flood destroyed the structure and it was not re-built.

8. **Automobile Garage**, 1999, non-contributing
A gable-front, single-bay automobile garage. The walls are clad with horizontal wood flush board siding, and the outward-swinging garage doors have diagonal wood flush board siding. Non-contributing due to age.

9. **Shrewsbury-Clarendon Road**, c. 1778, contributing
The existing driveway leading into the center of the Kingsley Grist Mill Historic District reportedly used to be part of the Shrewsbury-Clarendon Road. The Town of Shrewsbury is located approximately four miles southeast of the Kingsley Grist Mill. Prior to the improvement of Gorge Road, the Shrewsbury-Clarendon Road followed the path of the existing driveway along the north bank of the Mill River. Today the driveway terminates at the Automobile Garage (#8), and automobile traffic uses Gorge Road along the northern boundary of the property.

While historic maps of the region do not provide enough detail to determine the exact route of the Shrewsbury-Clarendon Road, it is reasonable to believe that the road did pass through the center of the Kingsley property. This would have provided direct access for local farmers to the Grain Storage & Repair Shop and the Kingsley Grist Mill.

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[1] David Craik, *The Practical American Millwright and Miller* (Philadelphia: Henry Carey Baird, 1870) 158-159).
[2] David E. Potter and others, *Clarendon, Vermont, 1761-1976* (Rutland, VT: Academy Books, 1976), 56-58.

Statement of Significance

The Kingsley Grist Mill Historic District is an excellent example of a small residential and industrial complex begun in the late-eighteenth century and enlarged during the nineteenth century. The Kingsley House was built by c. 1778 by Nathaniel Crary and expanded by Horace Kingsley c. 1835. The Kingsley Covered Bridge, designed by Timothy K. Horton in 1870, is the last remaining covered wood bridge in the Town of Clarendon. The Kingsley Grist Mill, built c. 1882, is the last of a dozen mills that once stood on the banks of the Mill River and is the only mill built by Nichols M. Powers, a nationally recognized covered bridge engineer. Adjacent to the gristmill Powers designed a grain storage and repair building in which milling equipment could be serviced on-site. A large barn built c. 1885 housed the horses and carriages necessary to transport grain to and from the East Clarendon railroad station. Through the center of the property runs a segment of the old Clarendon-Shrewsbury Road, and important connection between these two communities. Together these historic resources make up the Kingsley Grist Mill Historic District, which meets National Register criteria A, B, and C. The period of significance for the Kingsley Grist Mill Historic District is 1778-1935, and the district contains 8 contributing and 1 non-contributing resources.

The Kingsley Grist Mill Historic District is located in the Village of East Clarendon, approximately six miles south of the City of Rutland, in Rutland County. Although Clarendon was chartered in 1761, the first Town Meeting did not occur until 1778. With an abundant supply of waterpower, the first saw and gristmills in the region were operating by 1779. The town encouraged industrial growth by building new roads to access parcels of land specifically set aside for the construction of mills, and by 1790 at least seven mills had been built.[1] Because none of these early mills remaining standing their exact locations are not known.

Clarendon native Nathaniel Crary (1760-1847) built the first

gristmill in East Clarendon.[2] Crary was a veteran of the Revolutionary War, having served in Samuel Allen's Company of volunteers raised by order of Brigadier General Allen.[3] While the exact date of construction of Crary's mill is not known, town records from 1788 reference the construction of a new bridge "near Crary's mills". Crary also built a house, which remains standing today, adjacent to the gristmill. Severe flooding in 1818 destroyed most of Crary's mills, and in 1825 he sold the property to Chester Kingsley (d. 1855) of Shrewsbury, Vermont. At the time, Kingsley lived south of the Mill River near the Clarendon town line.[4] Kingsley and his wife, Rhoda (d. 1852), had eight children, several of whom grew up to work as millers.[5] In 1825 Kingsley also owned several carding and cloth-dressing mills near East Clarendon; he put one of his sons, Harvey, in charge of these mills and relocated to the Crary property. Chester Kingsley constructed several new mills on the site, including a carding mill, sawmill, and gristmill. In 1827 and 1828 Kingsley advertised his services in the *Rutland Herald*, stating that his carding machines were in good order and capable of carding both common wool and Merino wool. The cost of carding one roll of wool was three cents if paid in cash, four cents if paid in produce, and five cents if paid in grain.[6] An 1831 *Rutland Herald* advertisement reads in part: "People wishing to procure carpets or coverlets, may forward their yarn to the clothing works of Chester Kingsley in Clarendon, where they may have their yarn dyed in the best style and on reasonable terms. Colours guaranteed not to fade."[7]

After operating the East Clarendon mills for approximately ten years, Chester Kingsley moved to Brandon, Vermont, where he leased several mills from John Conant. He left the East Clarendon mills in the care of another son, Horace, who expanded the Crary/Kingsley house c. 1835 to its present configuration by building an addition onto the east elevation. In 1840 two of Kingsley's other sons, Harrison (b. 1813) and Harvey, purchased the property outright from their father. They rebuilt the gristmill and generally improved the property, and by 1854

Harrison had purchased his brother Harvey's interest in the mills to become the sole owner. In 1855 Harrison upgraded the gristmill once again, adding an overshot waterwheel and another run of millstones. The sawmill built by Chester Kingsley was destroyed by a flood in 1869 and not rebuilt.[8] Harrison, who with his wife, Caroline, had three children, continued to operate the carding mill and grist mill until he sold the property to one of his sons, John Kingsley (1852-1935). The 1880 Vermont Manufacturers Census indicates that John Kingsley was operating the grist mill year-round, utilizing three runs of stones powered by a twenty horsepower, fourteen-foot wide overshot waterwheel turning at seventy-five revolutions-per-minute. The maximum production capacity of the grist mill was one hundred bushels per day, and fifty percent of Kingsley's business was custom grinding for local farmers. The production output in 1879-1880 was as follows:

- 90 barrels of wheat flour
- 10,000 pounds of buckwheat flour
- 5,000 pounds of barley meal
- 300,000 pounds of corn meal
- 125,000 pounds of feed
- 500 pounds of hominy[9]

In the early 1880s John Kingsley commissioned Nichols Powers to design and build a new grist mill and grain storage/repair building.[10] It has been suggested that the original mill may have burned down, prompting Kingsley to hire Nichols Powers design a new mill for the site. Powers' modern and efficient design of the new turbine-driven grist mill most likely increased Kingsley's production capacity and enabled him to stay in business through the first decades of the twentieth century. He continued grinding grain, flour and meal, until his death on August 13, 1935.[11] While none of the mills built by Chester Kingsley remain standing today, the foundation of his carding mill is located just west of the existing gristmill.

The property was unoccupied and changed ownership several times between 1935 and 1980, when the present owners took possession and began the long process of restoring the buildings. In addition the existing historic structures on the property, the mill complex also included a small icehouse, a grain storage building west of the Horse Barn, a small structure south of the Horse Barn, and a one-story wing projecting from the west elevation of the Crary/Kingsley House.[12] These small structures fell into disrepair when the property was abandoned and were gone by 1980.

In the early nineteenth century, farming was the primary source of income and the base of the local Clarendon economy. The rich floor plains ("The Flats") along Otter Creek provided fertile soils for livestock and cash-crop farming. The Kingsley Grist Mill sevred the local farming community by processing whole grains for both personal use and retail sale. In the mid-nineteenth century, as wool production became more profitable, Kingsley's carding mill served the local community in much the same way.

Grist mills represent the transition from grain processing as a home manufacture to factory production and were one of the earliest manufactories in Vermont. Built as soon as a settlement grew large enough to support one, grist mills were one of the mainstays of the agricultural community and they survived as long as farmers were producing grain for their own use. During the late eighteenth and early nineteenth centuries, Vermont was known as the bread basket of New England and wheat was one of the primary cash crops for Vermont farmers. Historian Lewis Stillwell notes that "there was an estimated annual surplus in western Vermont of 30,000 bushels (of wheat) as early as 1792." Growing numbers of grist mills began to dot the banks of Vermont's rivers and streams, grinding flour for both export and local use. With the devastation wrought by the wheat midge and weevil during the late1 1820s, however, the wheat belt shifted west and as early as 1830 Vermonters were buying flour from

their New York neighbors. Although flour exports declined sharply, many farmers continued to raise cereal crops for their own use, thus sustaining the demand for small, local grist mills like the Kingsley Grist Mill. After 1850, as farmers began to pay greater attention to the care and feed of their livestock, grist mills began to serve the growing local demands for custom feed. With the coming of the railroad, western grain was shipped to Vermont in increasing amounts to be processed into animal feed. Around this time the local gristmilling process gradually changed over to a more automated one, utilizing a system of belts, pulleys, conveyors, and elevators to transport the grain and meal from one operation to another. Millstones were used until the 1880s when milling with porcelain, iron or steel rollers came along, largely driving millstones from the scene. During the late nineteenth and early twentieth centuries, the combined factors of growing urbanization and the rise of large, centralized, fully-automated processors where grain was ground and uniformly packaged under the same roof spelled the decline of the local grist mill and its ultimate disappearance from Vermont's rural landscape.[13]

Nichols Powers *(also identified as "Nicholas" Powers)*
Often referred to as the "World's Greatest Builder of Covered Bridges," Nichols Powers (1817-1897) was born in Pittsford, Vermont, and lived in Clarendon throughout his forty-three year career. Powers was only twenty years old when he earned his first contract to build a covered bridge over Furnace Brook at Pittsford Mills, Vermont. He went on to design and build covered bridges throughout the eastern seaboard, the most famous being the bridge over Scholarie Creek in Blenheim, New York. Dubbed "Power's Folly" by those who did not believe the 232-foot long and 26-foot wide structure would support itself, the bridge still stands today and remains the longest single-span covered bridge ever built. In addition to his bridges, Powers also designed barns throughout the Clarendon area.[14] The Kingsley Grist Mill, however, is the only such structure designed by Powers. His masterful engineering skills are evidenced by the

fact that the Kingsley Grist Mill is the only historic mill structure in the region to have survived several large floods over the past one hundred twenty-five years, including the devastating flood of 1927. In addition to building bridges, Powers farmed 375 acres and ran a cheese factory in Clarendon.[15]

Timothy K. Horton

The Kingsley Covered Bridge was designed and built by Timothy K. Horton (1814-1896), a Clarendon carpenter and bridge builder. Local structures built by Horton include the Clarendon Town Hall (1868), a parsonage for the Brick Church on the Flats, and numerous houses and barns in Clarendon area. Horton also built the Billings Bridge across Otter Creek, but arsonists destroyed it in 1952.[16] As a result, the Kingsley Covered Bridge is the last remaining covered wood bridge in the Town of Clarendon. Later in his life Horton became an important community leader in Clarendon, serving as postmaster and a town officer. He was a member of the Methodist Church, and he and his wife, Susan, had six children.[17]

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[1] *The Historical Records Survey. Inventory of the Town, Village and City Archives of Vermont: No. 11, Rutland County: Vol. V, Town of Clarendon* (Montpelier, Vermont, 1940), 15.

[2] H.Y. Smith & W.S. Rann, ed., *History of Rutland County Vermont with Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers* (Syracuse, NY: D. Mason & Co., 1886), 554-575.

[3] Mollie Pierce King and others, *Clarendon, Vermont, 1761-1976* (Rutland, VT: Academy Books, 1976), 20.

[4] Dawn D. Hance, *Shrewsbury, Vermont: Our Town As It Was* (Rutland, VT: Academy Books, 1980), 73.

[5] Dawn D. Hance, *Shrewsbury, Vermont: Our Town As It Was* (Rutland, VT: Academy Books, 1980), 44.

[6] Dawn D. Hance, *Shrewsbury, Vermont: Our Town As It Was* (Rutland, VT: Academy Books, 1980), 158.

[7] Dawn D. Hance, *Shrewsbury, Vermont: Our Town As It Was* (Rutland, VT:

Academy Books, 1980), 170.

[8] H.Y. Smith & W.S. Rann, ed., *History of Rutland County Vermont with Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers* (Syracuse, NY: D. Mason & Co., 1886), 901-902.

[9] *Vermont Manufacturers Census: Clarendon, VT* (1880).

[10] Mollie Pierce King and others, *Clarendon, Vermont, 1761-1976* (Rutland, VT: Academy Books, 1976), 65-66.

[11] *Annual Report of the Board of Officers of the Town of Clarendon, Vermont: 1936* (Rutland, VT: Tuttle Publishing Co., 1936) 47.

[12] Sanborn Map Company, *East Clarendon, Rutland County, Vermont* (New York: The Sanborn Map Company, 1914).

[13] *Vermont Historic Preservation Plan: Agriculture Theme* (Montpelier, VT, 1990) 81-82.

[14] David E. Potter and others, *Clarendon, Vermont, 1761-1976* (Rutland, VT: Academy Books, 1976), 56-58.

[15] Hamilton Child, *Gazetteer and Business Directory of Rutland County, VT: 1881-82/Part II* (Syracuse, NY: Journal Office, 1881) 314-321).

[16] David E. Potter and others, *Clarendon, Vermont, 1761-1976* (Rutland, VT: Academy Books, 1976), 56-58.

[17] William Richard Cutter, *Genealogical and Personal Memoirs Relating to the Families of Boston and Eastern Massachusetts* (New York: Lewis Historical Publishing Company, 1908) 1046-1047.

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Boundary Description

Boundary description is based on a survey (plat) entitled "Lands of Ethel P. Sevigny – South Side of 'Cross Road' – Town Highway #25 – Clarendon, Vermont" prepared by Tinker Surveys, Rutland, Vermont, dated May 2, 1980.

Beginning at the southwest corner of the intersection of the south line of Gorge Road (formerly Cross Road) with the easterly line of East Street, so-called;

Thence N 80° -28′ E along the southerly line of Gorge Road a distance of four hundred fifty-six and nine-tenths (456.9) feet to an iron pie set;

Thence running in a general southerly direction along remnants of an old wire fence believed to be the westerly line of lands of the East Clarendon Chapel Association a distance of eighty-eight (88) feet, more or less, to an iron pipe set in an old fence corner;

Thence running along lands supposed to be of Clayton Grover (formerly the John Spencer farm) in the following courses: 306° - 46′ W following an old wire fence and a hedgerow a distance of forty-seven and eight-tenths (47.8) feet to an elm tree having a distance of two feet located in a fence corner;

S 16° - 33′ W a distance of eighty-three and three-tenths (83.3) feet, to a point at or near the southwesterly end of the Mill Dam Ruins;

About S 36° - 00″ W crossing Mill River a distance of approximately one-hundred forty-seven (147) feet to the southerly edge of Mill River;

Thence running in a general westerly direction along the southerly edge of Mill River a distance of approximately three hundred forty-five (345) feet to the westerly line of East Street, so-called;

Thence in a northerly direction along the westerly line of East

Street, across the Kingsley Covered Bridge, a distance of approximately two hundred five (205) feet, more or less, to the point of beginning.

Boundary Justification

The nominated property includes the entire parcel of land historically associated with the Kingsley Grist Mill and the Kingsley Covered Bridge.

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The following information is the same for all photographs:

Kingsley Grist Mill Historic District
Town of Clarendon, Rutland County, Vermont
Digital images on file at the Vermont Division for Historic Preservation

Photograph #1
Buildings #1, #4, #8 and Site #9, view east from the Kingsley Covered Bridge toward the Grist Mill, Grain Storage & Repair Shop, Automobile Garage and former Clarendon-Shrewsbury Road
Photograph by Devin Colman, May 24, 2007

Photograph #2
Buildings #1 and #8, facing southwest toward the Kingsley Grist Mill and Automobile Garage
Photograph by Ron Evans, November 30, 2000

Photograph #3
Building #1, facing east toward the Kingsley Grist Mill
Photograph by Ron Evans, November 30, 2000

Photograph #4
Buildings #1 and #4, facing northwest toward the Kingsley Grist Mill and Grain Storage & Repair Shop
Photograph by Devin Colman, May 24, 2007

Photograph #5
Building #2, facing southwest toward the Crary/Kingsley House
Photograph by Devin Colman, May 24, 2007

Photograph #6
Building #3, facing southwest toward the Horse Barn
Photograph by Ron Evans, November 30, 2000

Photograph #7
Building #4, facing northeast toward the Grain Storage & Repair Shop
Photograph by Ron Evans, November 30, 2000

Photograph #8
Building #4, facing southwest toward the Grain Storage & Repair Shop
Photograph by Devin Colman, May 24, 2007

Photograph #9
Structure #5, facing east toward the milldam wall
Photograph by Ron Evans, November 30, 2000

Photograph #10
Structure #6, facing west toward the Kingsley Covered Bridge
Photograph by Devin Colman, May 24, 2007

Photograph #11
Site #7, facing northwest toward the Carding Mill foundation wall
Photograph by Devin Colman, May 24, 2007

Photograph #12
Building #8, facing east toward the Automobile Garage
Photograph by Devin Colman, May 24, 2007

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018
(Expires 1-31-2009)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Property Owners Page 1 Kingsley Grist Mill Historic District
Clarendon, Rutland County, VT

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1: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

2: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

3: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

4: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

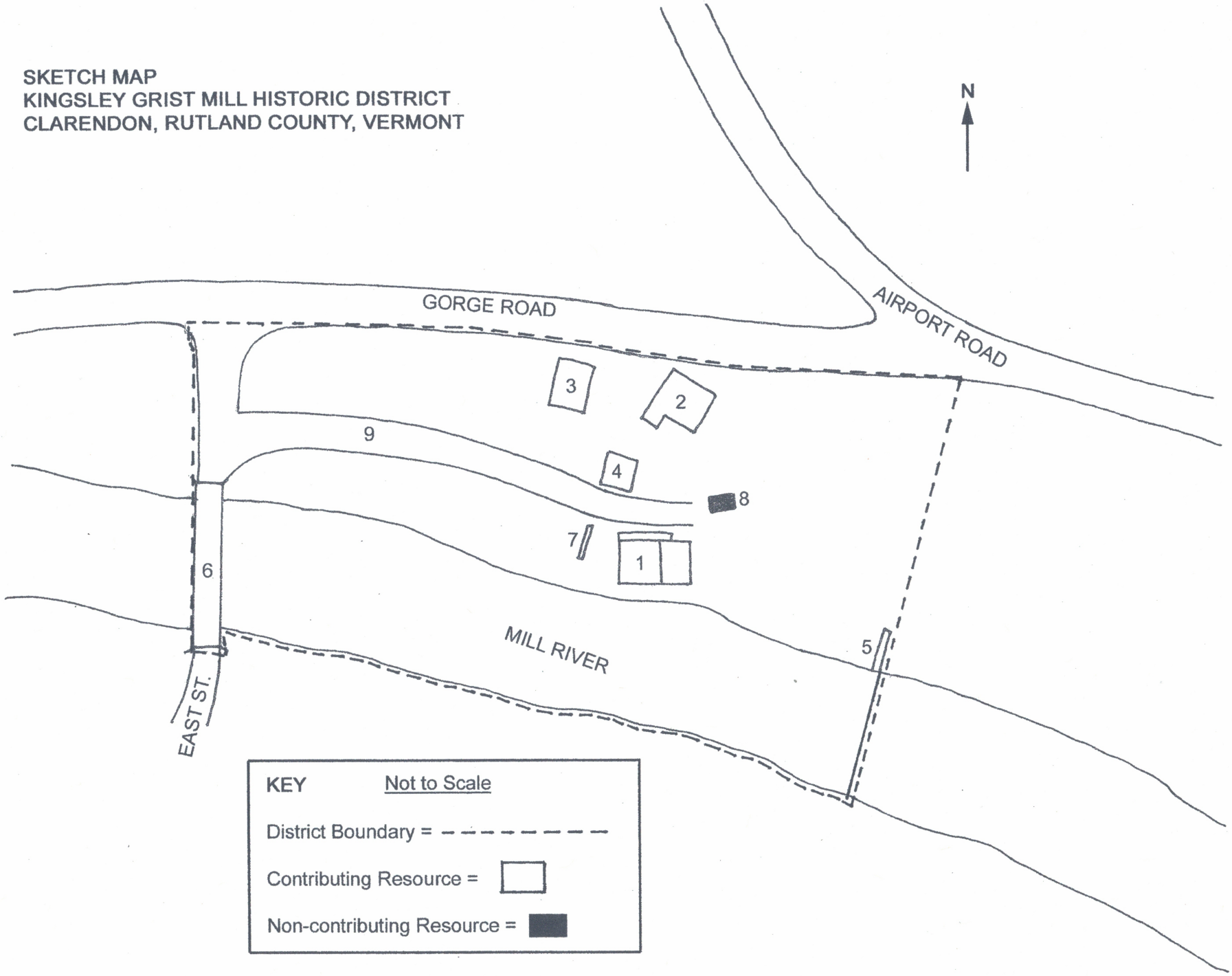
5: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

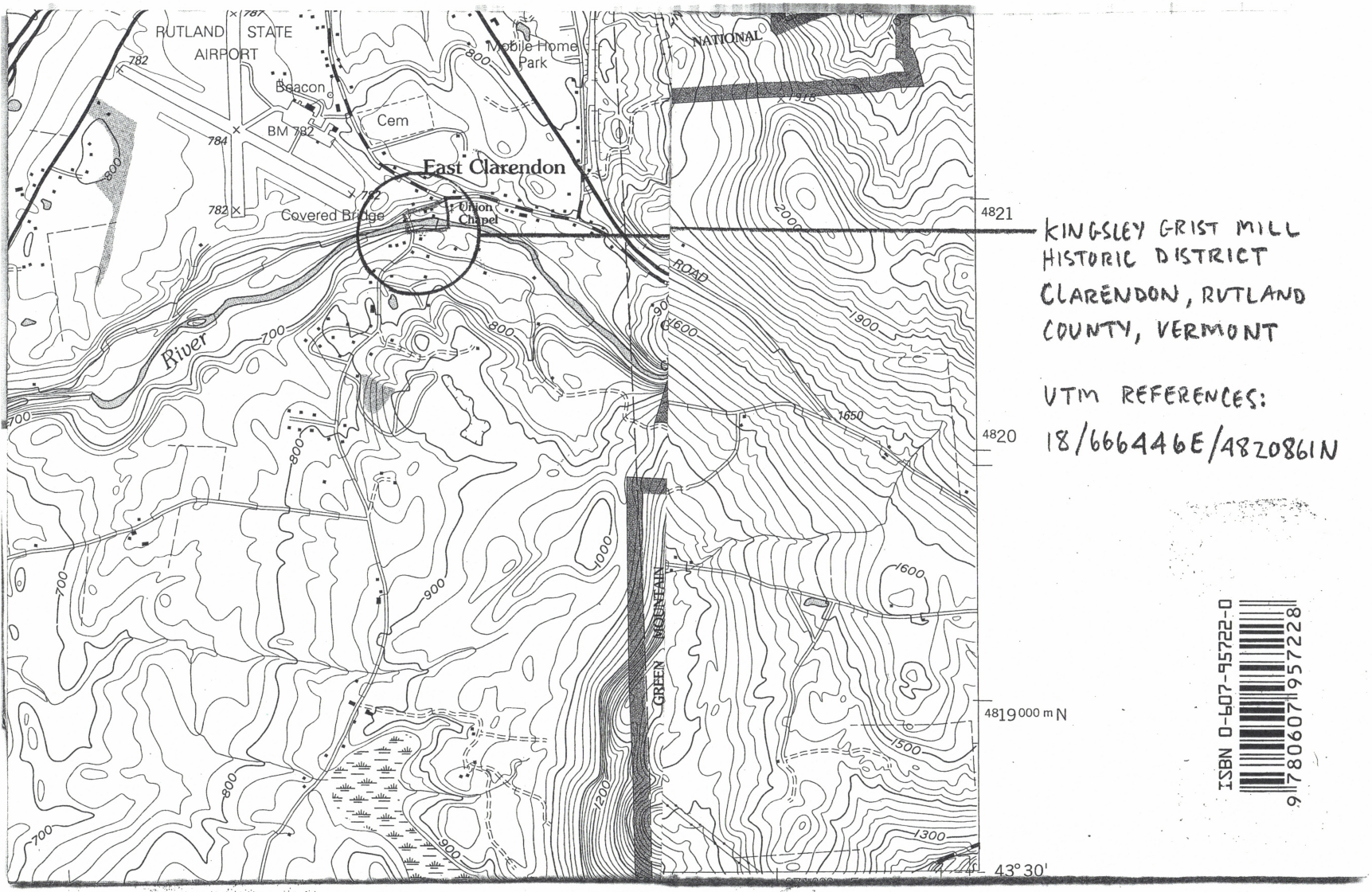
6: Joyce Pedone/Town Clerk, Town of Clarendon, P.O. Box 30,
Clarendon, VT 05759

7: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

8: Ronald and Linda Evans, 2964 East Street, Clarendon, VT 05759

SKETCH MAP
KINGSLEY GRIST MILL HISTORIC DISTRICT
CLARENDON, RUTLAND COUNTY, VERMONT





KINGSLEY GRIST MILL
HISTORIC DISTRICT
CLARENDON, RUTLAND
COUNTY, VERMONT

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